

**District VI Advisory Board
Agenda
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**Wednesday
July 20, 2016
6:30 p.m.**

**Evergreen Recreation Center
2700 N. Woodland, Wichita KS 67204
Lounge Clubroom**

ORDER OF BUSINESS

- Call to Order
- Approval of Minutes for July 11, 2016

PUBLIC AGENDA

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a five minute time limit for each speaker.

1. Scheduled items: None

Recommended Action: Provide comments/take appropriate action.

2. Off-agenda items:

Recommended Action: Provide comments/take appropriate action.

NEW BUSINESS

3. ZON2016-00025 Kathy Morgan

Applicant Caesar Morales (owner), Jeff Niedens (agent) are requesting a zoning change to TF-3 Two-Family Residential TF-3 zoning for the purpose of developing a duplex. The proposed property is currently zoned SF-5 Single-Family Residential (SF-5), 0.14 acres in size and is located at 4629 W. 2nd.

Recommended Action: Based upon information available prior to the public hearings, planning staff recommends that the request be approved.

4. ZON2016-00031 Kathy Morgan

Applicant TMR Partners, attn. Samantha Allen (owner) are requesting a zoning change to MF-18 Multi-Family Residential (MF-18) zoning for the purpose of multi-family residential. The proposed property is currently zoned SF-5 Single-Family (SF-5), 0.14 acres in size and located on 1502 West 2nd and 309 N Elizabeth.

Recommended Action: Based upon information available prior to the public hearings, planning staff recommends that the request be approved.

5. CON2016-00019 Jess McNeely

Applicant Homer Morgan, Stephen Joseph (agent) are requesting a Conditional Use for a nightclub in the city within 300 feet of residential zoning. The application area, 511 N. West St., is located on the west side of North West St. and south of the West Central Avenue intersection in LC Limited Commercial (LC) zoning and within 300 feet of residential zoning. The proposed property is to obtain an entertainment license

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and therefore requests this conditional use for a “nightclub in the city”. Nightclub in the city is defined by the United Zoning Code (UZC) as an establishment that provides entertainment and/or dancing, where alcoholic beverages are served and where food may or may not be served. The UZC permits a nightclub in the city in the LC zoning district by right, but requires a conditional use if the property is located within the 300 feet of a church, park, school or residential zoning district. The application area is adjacent to multi-family residential zoning and development west of the site. Duplex zoning and single-family residential development also exist within 300 feet southwest of the application area.

Recommended Action: The Planning staff recommends that the request be approved based on the conditions and findings listed in the staff reports.

6. CON2016-00020 Derrick Slocum

Homer Morgan, (Revocable Trust), Homer Morgan, Trustee (applicant/owner), Stephen M. Joseph (agent) are requesting a Conditional Use for a nightclub to get the subject property in conformance with the UZC and to obtain a drinking establishment and entertainment license. The proposed property is zoned LC Limited Commercial and is generally located north of 13th Street North and west of Broadway (1457 N. Broadway- El Sombbrero). The subject property is currently vacant.

Recommended Action: The Planning staff recommends that the request for a Conditional Use for a nightclub be approved based on the conditions and findings listed in the staff report.

BOARD AGEND

7. Issues of Concern

DAB members have the opportunity to ask questions regarding City topics and identify issues of concern to be addressed.

Recommended Action: Receive and propose appropriate action.

8. Neighborhood Reports

DAB members may report events/activities from the neighborhood/homeowners groups in their areas.

Recommended Action: Receive and propose appropriate action.

UPDATES FROM COUNCIL MEMBER

The next DAB VI meeting will be held at 6:30 p.m., August 1, 2016, at the Evergreen Rec Center, 2700 N. Woodland, Wichita, KS 67204.

ADJOURN